

Cortile Verde HOA

Board of Directors

July 20, 2005

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Case No. 03-147-(5)

Dear Chairman Rew:

I am here today to communicate with you and the rest of your Board on behalf of the Cortile Verde HOA, and to express our strong support for the Zone Change and Conditional Use Permit application pending before you concerning the proposed Kohl's Department store.

Cortile Verde HOA of which I am President, is a homeowner's association of twenty condo owners in a complex located at 9070 Huntington Drive in San Gabriel, less than a thousand feet from the proposed project. In addition, I have been a lifelong area resident.

Our Association represents numerous working families. We would welcome a Kohl's family-oriented department store located in Clearman's Village. My family and I, along with many of our association members patronize the local businesses and restaurants, including the North Woods Inn and Galley Restaurants. We think an attractive, nicely landscaped; new, full-service family department store would bring tremendous value to the area and would service many of the local department store needs of our homeowners.

We are very deeply concerned about the alternatives, should this Kohl's project not be approved. Other kinds of uses, including large hardware-type stores and smaller mini malls could locate there, that would be catastrophic. Those kinds of developments could lead to deterioration of the area, along with more traffic and community impacts.

In addition, we think that adding a new Kohl's Department store can encourage some much-needed improvement and investment in the area. We would welcome Kohl's and the changes that are proposed for the Galley restaurant. The restaurants are landmarks in the area and we appreciate the fact that the Clearman's Village property owners are making long-term plans to stay at their present location and are committing \$300,000 to be utilized for local improvements. Our association would like to be involved in the decision-making process for those improvements and ensure that the funds don't necessarily go to just one segment of the community.

9070 Huntington Drive, San Gabriel, CA 91775

We have reviewed the most recent renderings, EIR and associated traffic reports and believe that the documents adequately address the traffic and aesthetic concerns, especially those impacting our association members. While current traffic is a concern, we believe that the newly proposed double left-hand turn lanes and deceleration lane assist in reducing traffic tie-ups.

We appreciate the fact that the property owners and Kohl's have listened to the community and made numerous changes to their initial proposal. We support the project and we urge you to give the project applicant the needed approvals so we can have a new Kohl's Department store and an updated Galley restaurant open in the very near future.

Sincerely,

A handwritten signature in cursive script that reads "Jodi Burks". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Jodi Burks

President, Cortile Verde HOA

Cc: Members of the Los Angeles County Regional Planning Commission

Hon. Michael D. Antonovich, Supervisor 5th District

Hon. Jack Scott, Senator, 21st District

Hon. Carol Liu, Member of the Assembly, 44th District

Szalay, Kim

From: Mitchell Kauffman [mitchk@flash.net]
Sent: Monday, September 19, 2005 6:42 AM
To: kszalay@planning.co.la.ca.us
Cc: jhenning@planninglawgroup.com; gabibob@sbcglobal.net; 'Miller, Mark'; manny.grace@disney.com; lasauceda3825@hotmail.com; chamieh@earthlink.net; dennis.lee@methodisthospital.org; ROBERT.WYMAN@lw.com; ddepinto@depintomorales.com; ljarrad@earthlink.net; glucarelli@sbcglobal.net; pnovak@bos.co.la.ca.us; chadmorgan@bigguyanimation.com; snemer@bos.co.la.ca.us; mantonovich@bos.co.la.ca.us
Subject: Draft Conditions CUP Case No. 03-147

Mr. Szalay:

Attached please find the Draft Conditions you requested for the proposed Clearman's-Kohl's project (DUP Case No. 03-147) that we have been discussing. The three neighborhoods that immediately surround and therefore are impacted by this project, i.e. Michillinda, Fairview and Chapman Woods, have worked together diligently to create these, albeit on very short notice.

As we have discussed, residents continue to have significant reservations regarding the scale and scope of this project and it's anticipated impact on the character of our neighborhood. All agree that acceptance of these conditions as a total package is prerequisite for the neighborhoods to support the project. Absent that, we would anticipate another strong showing of resident opposition at the Sept. 28th Planning Commission Hearing.

We would appreciate your response as soon as possible as to whether the County Staff will adopt these as conditions for the project.

Thank you.

Mitchell Kauffman, President
Chapman Woods Association
626-795-6874

9/19/2005

Szalay, Kim

From: John A. Henning, Jr. [jhenning@planninglawgroup.com]
Sent: Monday, September 19, 2005 4:59 AM
To: kszalay@planning.co.la.ca.us
Subject: Draft Conditions CUP Case No 03-147

Kim –

Here are our proposed conditions for CUP Case No. 03-147. In drafting these we referred to language supplied to us by the project applicant on September 15.

Please let me know your thoughts at your earliest convenience.

Regards,

John Henning

9/19/2005

DRAFT CONDITIONS

Conditional Use Permit Case No. 03-147

Submitted by Chapman Woods Association, 9/19/05

1. Upon acceptance of this grant by the permittee, the Director of Planning or designee shall appoint a Community Improvement Committee ("Committee"). This Committee shall consist of nine members who will authorize distribution of funds held by the County of Los Angeles.

The Committee shall be composed of persons who reside in the vicinity of the project site. Three members shall reside in the Chapman Woods neighborhood, and shall be appointed by the Board of Directors of the Chapman Woods Association. Three members shall reside in the Michillinda Park neighborhood, and shall be appointed by the Board of Directors of the Michillinda Park Homeowners Association. Three members shall reside in the neighborhood located southerly of the project site, on or near Fairview Avenue. These three members from the Fairview Avenue neighborhood shall be appointed by the Director of Planning, and subject to confirmation by the Supervisor of the Fifth Supervisorial District.

The Director of Planning shall appoint a Department of Regional Planning representative to serve as coordinator for the Committee.

Upon appointment of the Committee, the permittee shall do the following: provide qualified personnel to regularly attend Committee meetings, to be determined by the Committee; provide reasonable access to the project site and pertinent information, including recorded complaints, concerning the project's operations necessary for the Committee to perform its functions; provide funding for the County's cost of coordinating the Committee meetings, not to exceed \$1,000 per annum; and, provide accommodations for Committee meetings. Meetings shall be open to the general public and conducted in accordance with generally accepted meeting protocol.

For a minimum of five years from the acceptance of this grant by the permittee, the Committee shall meet on a quarterly basis, shall designate a member to prepare and submit to the Department of Regional Planning minutes of the quarterly meetings and written determinations as to the allocation of the funds required by condition no. 2, and shall keep a log of all complaints received or known. The permittee shall take all reasonable and necessary actions to mitigate the complaints, subject to review and concurrence by the Director of Planning.

2. The permittee shall pay into an account administered by the County a total of \$300,000, prior to the issuance of a Certificate of Occupancy for the project. These funds shall be placed into a segregated account administered by the Department of Regional Planning, and shall be used for the sole purpose of funding community enhancement projects in the community. For this purpose the community shall be the area bordered by Chapman Woods, Michillinda Park, and an area south of Huntington Avenue that is within a ½ mile radius from the borders of the project site, as well as the public streets within such area. Funds may include, but are not limited to: neighborhood beautification projects; traffic-calming measures, as determined by the Department of Public Works; and beautification or other improvements to the Rosemead Boulevard median in the vicinity of the project site, as determined by CalTrans, Los Angeles County, or any other agency charged with such projects. The Committee shall provide the Director of Planning on a quarterly basis with its written determinations as to the allocation of these funds.
3. For mitigation of potential traffic impacts on and near Fairview Avenue, the permittee shall follow all of the recommendations contained in the letter dated July 14, 2005, from the Department of Public Works to Mr. David Shender, P.E., attached hereto as Exhibit "A", except that notwithstanding any language to the contrary in such letter, the periods defined in the letter for monitoring and mitigation shall be changed from three (3) to five (5) years; and the thresholds set forth in Table 1 thereof, if exceeded, shall give rise to an irrebuttable presumption that the project was responsible for the increase in traffic, for purposes of triggering the funding requirement.

4. Prior to the commencement of operations of the project, and continuing on a quarterly basis for five years after the commencement of operations, the permittee shall conduct traffic counts at the following locations within Chapman Woods and Michillinda Park:
 - a. California Blvd., just east of Lotus
 - b. Lotus, just south of Locksley
 - c. Madre, just south of Grayburn
 - d. San Pasqual, just east of Halstead
 - e. Madre, just south of Lombardy
 - f. Locksley, just east of Lotus
 - g. California between Michigan and Woodward
 - h. Michillinda between Oakdale and Huntington Drive

Such traffic counts shall be taken using the same methodology and timing set forth for traffic counts in the Fairview neighborhood in Exhibit "A". All costs associated with such monitoring program will be the sole responsibility of the permittee. In addition, County departments shall be entitled to expend staff time and costs to evaluate the data, determine the need for mitigation measures, and implement such measures. The costs for such staff time shall be billed to, and paid by, the permittee.

Notwithstanding any language to the contrary in Exhibit A, in the event the ADT increases by more than indicated on Table 1 of Exhibit A, there shall be an irrebuttable presumption that the project was responsible for the increase in traffic.

The permittee shall enter into a secured agreement with the County Department of Public Works for a sum of \$200,000 as a guarantee for any traffic calming measures which may be needed to mitigate the increase in traffic resulting from the development. The Department will hold the deposit for a period of five (5) years, commencing on the date that the project opens for business. If traffic calming measures are not deemed necessary

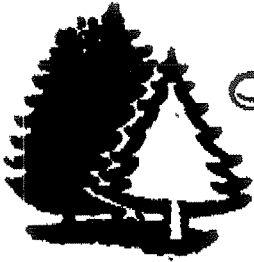
by Public Works to mitigate traffic resulting from the project development at the end of the five (5) years and after the final monitoring report is submitted, the deposit will be returned to the permittee.

5. The permittee shall take the following additional steps to minimize impacts to Fairview Avenue:
 - a. Close and gate the Fairview Avenue entrance/exit at 9:00 p.m. daily, regardless of operating hours.
 - b. Prohibit all truck traffic serving businesses on-site between 10:00 p.m. and 7:00 a.m.
 - c. Install “break-away” barriers at Fairview Avenue and/or speed cushions on the block immediately south of the project site.
6. The permittee shall take the following actions regarding aesthetic impacts of the project:
 - a. Articulate the architecture on the east, west and north facing building elevations of the department store building, to provide an appearance similar in concept to the south facing elevation of the Target store at 3121 East Colorado Blvd in Pasadena.

Ensure that all buildings, onsite improvements, and landscaping in the project, and in any subsequent construction, redevelopment, or remodeling on the site, have a consistent design theme.
 - b. Install on-site landscaping as follows:
 - (i) On the northern elevation of the department store building, trees, trellises and vines in concept similar to that on the south facing elevation of the Target store at 3121 E Colorado Blvd. in Pasadena but with significantly more and larger (at least 25 gallon) trees than used for that store. Trees shall be arranged so that at maturity (2-5 years) the trees obscure the top

half (15 feet) of the department store building from view. Alternating sizes of trees shall be used to ensure a more natural appearance.

- (ii) On the northern elevation of the department store and on the elevation of all buildings facing Rosemead Boulevard, “grass covered mounding” with low rising flowers and other vegetation that is continuous, or, where trees are required pursuant to Condition 6(b)(i), above, between such trees.
- c. Install, or fund the installation of, new trees within the portion of the median of Huntington Blvd. to the north of the department store building, subject to approval by the County Department of Public Works and any other department or public agency from which approval is required. Such trees shall be as dense as is deemed practical by the Department of Public Works, and shall be compatible in type and size with the existing vegetation on the median.
- d. Install, or fund the installation of, landscaping and a means of maintaining and irrigating such landscaping along the length of the sidewalk on the north side of Huntington Boulevard to the north of the department store building, subject to approval by the County Department of Public Works and any other department or public agency from which approval is required. Such landscaping shall be primarily grass and low rising vegetation.
- e. Install no signage (building or freestanding) on Huntington Blvd. that is visible from the southbound lanes of Rosemead Boulevard.
- f. Install no internally lighted project or building signage on the site.
- g. Limit freestanding signage on the site to a single sign on Rosemead Blvd. no more than 5 feet in height with a maximum signage area not to exceed 25 square feet and similar in design quality to the freestanding sign at the Kohl’s store located on the northwest corner of So. Fremont and Mission in Alhambra, CA.



Michillinda Park Association Inc.

**Representing The Interests Of Two Hundred Home Owners
Since 1912**

**2005 BOARD OF
DIRECTORS**

President
Lucy Jarred-McCray

1st Vice President
Edward Robbins

2nd Vice President
Jack Stinson

Treasurer
Glenn Lucarelli

Secretary
Lisa Saucedo

Members At Large
Dan Fleury
Jane Fleury
Dean Mark Beattie
Rev. Curtis Webster

September 16, 2005

Mr. Kim Szalay
Regional Planning Assistant II

The Michillinda Park Association is comprised of more than 200 homes in the area of the East Pasadena bounded by Rosemead Blvd. to the West, Huntington Blvd. to the South, Michillinda Ave. to the East and Laurita /Oakdale to the North.

Our neighbors to the West -Chapman Woods -- have successfully mitigated the traffic problems they experienced on California Blvd. by reducing California Blvd. through their neighborhood to a double lane road.

However, as California Blvd. crosses Rosemead Blvd into our neighborhood, it is widened to a 4 Lane Blvd, but only to Michillinda Ave where it change it change again to a 2-lane road in all directions. Many drivers use this section of California Blvd as a short cut to Huntington Drive, escaping the high traffic Rosemead & Huntington intersection. Speeds on California Blvd. are very high speeds dangerously, completely disregarding the posted speed limits.

Neighbors in our area take their life in their hands, crossing California on their walk throughout. We have had numerous complaints from neighbors in this area but especially from homeowners on California Blvd.

We would like to have the traffic lines on our section of California Blvd. to be changed to a 2 lane road; with cutouts for Left Hands turns for the homeowners to safely turn into their respective streets. We have had accidents and numerous "near" accidents because the turns are sharply made, and the speed are so high. We feel strongly that these traffic changes would help enormously to mitigate the amount of traffic to slow down the traffic.

We ask for your help and support in making these change which will be greatly appreciated.

The Board of Michillinda Park Association

Szalay, Kim

From: Chad Morgan [chadmorgan@bigguyanimation.com]
Sent: Wednesday, September 14, 2005 10:44 PM
To: kszalay@planning.co.la.ca.us
Cc: wwinter@ladpw.org; SNemer@bos.co.la.ca.us; PNovak@bos.co.la.ca.us; David J. De Pinto; sj1heinrichs@aol.com; Mitch Kauffman
Subject: Kohl's/Clearman's project (Fairview ave.)



FairviewMap.pdf ATT06682.txt
(122 KB) (82 B)

Kim Szalay
Regional Planning Assistant II
Zoning Permits

cc: Paul Novak, Sussy Nemer, Bill Winter, David De Pinto, Sam Heinrichs and Mitch Kauffman

Thank you again for being at our meeting last week. You had asked me to e-mail you with some of our concerns as well as possible solutions with regard to the Kohl's/Clearman's project (Located on the corner of Huntington and Rosemead).

The main concern on Fairview ave. is that recent traffic monitoring puts 1000 cars a day on our little street. With the addition of the proposed Kohls project that traffic will become not only unbearable but also unsafe. Fairview has no sidewalks and a lot of children, pets, and seniors who have limited mobility. Additionally, we are concerned what the heavier traffic will do to the surface of our road (requiring repairs). Ideally we would like to block off Fairview (just West of the Fairview entrance to the parking lot). See figure 02 on the attached. If this is unacceptable (I understand that emergency vehicles need access), then may we suggest blocking off half the street and adding a "break-away" barrier to allow access to emergency vehicles? See figure 03 on the attached.

We appreciate Kohl's/Clearman's willingness to work with us on this concern. They have told us that even though they agree with us on this point the county has to approve any changes to the street. Clearman's has even offered to pay for the modifications pending county approval. The community as well as the developer feel very strongly about this issue and ask that you consider adding the closure or at least the partial closure (with "break-away") of Fairview as a condition of approval.

We have also spoken with traffic and lighting, Bill Winter, with regards to the installation of "speed cushions". He had said that in order to install the speed cushions we would need to have 3 things: funding, community approval and at least 500 cars a day on our street. The community of Fairview ave. is in favor of the speed cushions (if you need us to gather signatures we can). Clearman's has set aside \$25,000.00 to pay for the "Traffic Calming Measures". And lastly the current unofficial (we are waiting for the county to release the official count) car count on Fairview is about 1000 cars a day. Please consider "speed cushions" as a condition of approval.

We thank you so much for helping work out the best solution for all of us.

Chad Morgan
BigGuy Productions

8956 East Fairview Ave.
San Gabriel Ca. 91775
Ph/ 626-622-6316 • Fax/ 626-793-9329 chadmorgan@bigguyanimation.com
www.bigguyproductions.net

South Entrance to Proposed Kohl's Project

